

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD**

**JANUARY 9, 2013  
6:30 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

ELECTION OF OFFICERS

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O13-02 would amend Stafford County Code, Section 28-35, Table 3.1 “District Uses and Standards,” to allow Places of Worship as a permitted use within the R-1, Suburban Residential Zoning District when the use is also located within the HR, Historic Resource Overlay Zoning District. Proposed Ordinance O13-02 would also delete the Conditional Use Permit requirement for Places of Worship when located within both the R-1 and HR Zoning Districts. **(Time Limit: March 12, 2013)**

UNFINISHED BUSINESS

2. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O13-03 would amend Stafford County Code to add multi-family dwellings as a by-right use in the Recreational Business Campus (RBC) Zoning District, and establish intensity, height standards, and performance standards for multi-family dwellings. **(Time Limit: March 12, 2013) (History – Deferred December 12, 2012 to January 9, 2013)**  
*(Authorize for Public Hearing by: January 23, 2013)*  
*(Potential Public Hearing Date: February 13, 2013)*
3. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O13-04 would amend Stafford County Code, Section 28-35, Table 3.1 “District Uses and Standards,” to eliminate the minimum lot area of 1 lot per acre when on public water and sewer for cluster subdivisions in an A-1, Agricultural Zoning District, thereby establishing a uniform minimum lot size of 1 lot per acre with an average density of 1 lot per 1.5 acres for cluster subdivisions within an A-1 Zoning District. Proposed Ordinance O13-04 would also eliminate the density bonus

maximum of 2.25 dwelling units per acre permitted by a conditional use permit in an R-1, Suburban Residential Zoning District. **(Time Limit: February 2, 2013) (Scheduled for public hearing January 23, 2013)**

#### NEW BUSINESS

4. [SUB1100339; Mount Pleasant Estates South, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 15 single family residential lots zoned R-1, Suburban Residential consisting of 10.3 acres, located approximately 250 feet south of Mount Pleasant Boulevard at the end of Anderson Drive on Assessor's Parcels 46-43B, 46-43C and 46D-5-61 within the Falmouth Election District. **(Time Limit: April 4, 2013)**
5. [Discussion of Public Notification Requirements](#)

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

6. [Proffer Guidelines](#)

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

7. TRC Information – Meeting January 23, 2013

#### APPROVAL OF MINUTES

November 21, 2012

December 12, 2012

#### ADJOURNMENT